

1993 — 1994

ROLL RELEASE



KENNETH P. HAHN

LOS ANGELES COUNTY ASSESSOR



County of Los Angeles
Office of the Assessor

NEWS

From Assessor KENNETH P. HAHN

320 Hall Of Administration, 500 West Temple Street, Los Angeles, California 90012
Telephone: (213) 974-3101 FAX: (213) 617-1493

CONTACT: GIL PARISI

AUGUST 2, 1993
FOR IMMEDIATE RELEASE

1993 - '94 ASSESSMENT ROLL REFLECTS LOWEST GROWTH RATE IN 20 YEARS

A harsh jolt of economic reality was unveiled today as Assessor Kenneth P. Hahn released the 1993-'94 assessment roll. The taxable roll of \$490.8 billion is up 2.1% in net growth over last year and represents an increase of \$10.2 billion in assessed valuation. "This is the lowest growth rate in the Los Angeles County assessment roll in 20 years," stated Hahn. "California, and especially Southern California, has been hard hit by a sluggish economy," he said.

Declines in value of real estate have been experienced in a large segment of real estate sales over the past several years. "I had to slash \$8.5 billion in assessed valuation from the roll for single-family residential properties alone," Hahn said. Citing Proposition 8, passed by the voters in 1978 and which limits the assessed valuation to the lower of the current market value or the Proposition 13 value, Hahn added, "Even in difficult economic times, assessed values must be fair and reflect current market conditions "

-- MORE --

3-3-3-3/1993 - '94 ASSESSMENT ROLL

JOHN THOMPSON, JR. - 1993-1994

\$8.1 billion, and construction at \$3.4 billion. Recovering from last year's near-zero growth, personal property and fixtures posted a small gain from \$.03 billion last year to slightly less than \$1.0 billion this year. The change is reflective of gains made by the health care industry, entertainment and food companies. Value increases due to other reasons amounted to \$1.2 billion.

Early recognition of the potential impact of negative economic factors on state and County revenue, as well as the need to ensure the timeliness and accuracy of all assessments, prompted the Office of the Assessor to aggressively pursue prior year backlogs for inclusion in the 1993-'94 property tax roll. The results of this action have contributed an additional \$8.2 billion in assessed valuation. Hahn stated, "About \$1.5 billion of this added assessed value is a direct result of our ongoing correction projects about which I reported to the Board of Supervisors in January 1993."

"The 2.1% roll increase would not have been possible without the increased diligence of my staff and the close cooperation of Auditor-Controller and Tax-Collector personnel," added Hahn. He continued, "We are working closely with the Board of Supervisors to ensure that our budget is sufficient to enroll assessed value which will generate revenues adequate to meet the increasing demand for County services."

-- MORE --

FACTORS CAUSING 1993 VALUATION CHANGES FOR LOS ANGELES COUNTY

(Exclusive of Public Utility Valuations) (1)
(Values in Billions)

CURRENT ROLL VALUE CHANGE

	<u>1992</u>	<u>1993</u>	<u>\$ Change</u>	<u>% Change</u>
Local Roll Value Before Exemptions	\$500.083	\$512.638	\$12.555	2.5%
Less: All Exemptions	<u>\$ 19.512</u>	<u>\$ 21.876</u>		
NET LOCAL ROLL VALUE	\$480.571	\$490.762	\$ 10.191	2.1%

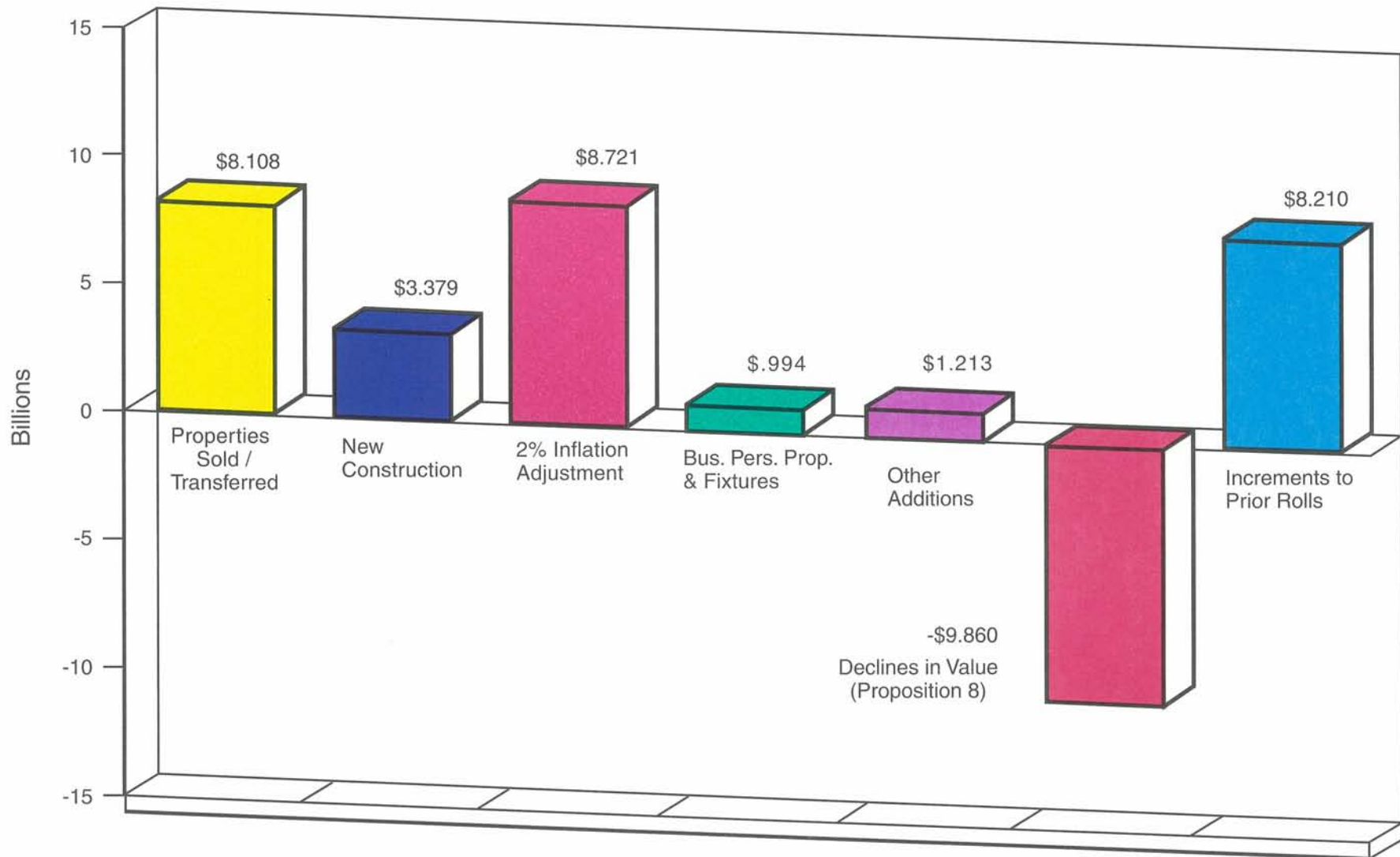
FACTORS CAUSING CHANGE

	<u>Change In Dollars</u>	<u>% Of Total Change</u>
Additions To The 1993 Roll:		
Properties Sold and/or Transferred	\$8.108	36.2%
New Construction	\$ 3.379	15.1%
2% Inflation Adjustment (Prop. 13)	\$ 8.721	38.9%
Business Personal Property and Fixtures	\$.994	4.4%
Other Additions (2)	<u>\$ 1.213</u>	<u>5.4%</u>
TOTAL ADDITIONS TO THE 1993 ROLL	\$22.415	100.0%
Declines In Value (Prop. 8)	<u>\$-9.860</u>	
TOTAL INCREASE TO THE 1993 LOCAL ROLL	\$12.555	
Increments to Prior Rolls (3)	<u>\$ 8.210</u>	
TOTAL VALUE ADDED DURING THE 1993 ASSESSMENT YEAR	\$20.765	

-
- (1) *Public Utility assessments are made by the State Board of Equalization. Their values should be available by the end of August.*
- (2) *Value increases due to value restorations, newly created parcels, possessory interest, oil and water rights.*
- (3) *Reduction of backlogs for prior tax years thru 1992.*

1993 VALUATION CHANGE

LOS ANGELES COUNTY
(VALUES IN BILLIONS)



**1993 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LOS ANGELES COUNTY (1)**

VALUATIONS

	<u>1992</u>	<u>1993</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$208,868,459,188	\$214,763,780,888		
Buildings and Structures	244,545,176,534	250,216,185,338		
Business Personal Property	<u>46,669,150,405</u>	<u>47,657,680,927</u>		
GROSS TOTAL	\$500,082,786,127	\$512,637,647,153	\$12,554,861,026	2.5%

LESS EXEMPTIONS

Church, Welfare etc,(2)	<u>\$ 11,650,141,379</u>	<u>\$ 13,673,444,203</u>		
Revenue Producing Valuations	\$488,432,644,748	\$498,964,202,950	\$10,531,558,202	2.2%
Homeowner(3)	<u>\$ 7,861,573,335</u>	<u>\$ 8,202,350,595</u>		
Net Total Revenue Producing Valuations(4)	\$480,571,071,413	\$490,761,852,355	\$10,190,780,942	2.12

1993 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial- Industrial Parcels</u>	<u>No. of Total Parcels</u>
1,766,516	244,898	229,746	2,241,160
Business Assessments:Personal Property & Fixtures			<u>307,425</u>
TOTAL			2,548,585

- (1) *The assessed values do not include State Board of Equalization valued properties.*
- (2) *Exemptions not reimbursed to local governments by the State of California.*
- (3) *Exemptions reimbursed to local governments by the State of California.*
- (4) *Valuations on which revenue is collected by Los Angeles County.*

**1993 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LOS ANGELES CITY (1)
39% OF TOTAL ROLL**

VALUATIONS

	<u>1992</u>	<u>1993</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$ 82,966,591,619	\$ 84,859,088,871		
Buildings and Structures	97,087,455,295	98,766,497,434		
Business Personal Property	<u>18,663,499,151</u>	<u>19,105,309,640</u>		
GROSS TOTAL	\$198,717,546,065	\$202,730,895,945	\$ 4,013,349,880	2.0%

LESS EXEMPTIONS

Church, Welfare etc,(2)	<u>\$ 6,280,791,602</u>	<u>\$ 7,362,233,447</u>		
Revenue Producing Valuations	\$192,436,754,463	\$195,368,662,498	\$ 2,931,908,035	1.5%
Homeowner(3)	<u>\$ 2,657,001,249</u>	<u>\$ 2,752,846,434</u>		
Net Total Revenue Producing Valuations(4)	\$189,779,753,214	\$192,615,816,064	\$ 2,836,062,850	1.5%

1993 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial- Industrial Parcels</u>	<u>No. of Total Parcels</u>
572,365	107,271	67,672	747,308
Business Assessments: Personal Property & Fixtures			<u>119,411</u>
TOTAL			866,719

- (1) *The assessed values do not include State Board of Equalization valued properties.*
(2) *Exemptions not reimbursed to local governments by the State of California.*
(3) *Exemptions reimbursed to local governments by the State of California.*
(4) *Valuations on which revenue is collected by Los Angeles County.*

**1993 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LONG BEACH CITY (1)
4% OF TOTAL ROLL**

VALUATIONS

	<u>1992</u>	<u>1993</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$ 9,271,543,847	\$ 9,521,931,107		
Buildings and Structures	10,316,479,907	10,517,222,485		
Business Personal Property	<u>2,446,606,119</u>	<u>2,345,760,843</u>		
GROSS TOTAL	\$ 22,034,629,873	\$ 22,384,914,435	\$ 350,284,562	1.6%

LESS EXEMPTIONS

Church, Welfare etc,(2)	<u>\$ 582,039,442</u>	<u>\$ 626,457,212</u>		
Revenue Producing Valuations	\$ 21,452,590,431	\$ 21,758,457,223	\$ 305,866,792	1.4%
Homeowner(3)	<u>\$ 365,047,685</u>	<u>\$ 378,593,267</u>		
Net Total Revenue Producing Valuations(4)	\$ 21,087,542,746	\$ 21,379,863,956	\$ 292,321,210	1.4%

1993 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial- Industrial Parcels</u>	<u>No. of Total Parcels</u>
75,316	17,443	12,028	104,787
Business Assessments: Personal Property & Fixtures			<u>15,999</u>
TOTAL			120,786

- (1) The assessed values do not include State Board of Equalization valued properties.
(2) Exemptions not reimbursed to local governments by the State of California.
(3) Exemptions reimbursed to local governments by the State of California.
(4) Valuations on which revenue is collected by Los Angeles County.

**RANKING AMONG 20 HIGHEST VALUED CITIES
IN LOS ANGELES COUNTY**

	<u>City</u>	<u>1993 Assessed Valuation (Value in Billions)</u>	<u>No. of Total Assessments*</u>
1.	Los Angeles	\$195.369	866,719
2.	Long Beach	\$ 21.758	120,786
3.	Torrance	\$ 12.105	45,551
4.	Glendale	\$ 10.939	48,827
5.	Santa Monica	\$ 9.545	27,638
6.	Beverly Hills	\$ 9.455	13,990
7.	Pasadena	\$ 8.878	41,537
8.	Burbank	\$ 8.165	32,877
9.	Santa Clarita	\$ 7.710	44,810
10.	Carson	\$ 6.828	26,013
11.	El Segundo	\$ 5.718	6,317
12.	Redondo Beach	\$ 5.266	22,503
13.	Palmdale	\$ 4.792	38,544
14.	Lancaster	\$ 4.722	46,088
15.	Pomona	\$ 4.652	34,002
16.	Downey	\$ 4.245	25,859
17.	Rancho Palos Verdes	\$ 4.155	15,870
18.	Arcadia	\$ 4.142	17,800
19.	Manhattan Beach	\$ 4.098	13,897
20.	West Covina	\$ 4.045	27,322

*** Composite of Real Property Parcels and Business Assessments**

LOS ANGELES COUNTY NET ASSESSED VALUATION (1)

(EXCLUSIVE OF PUBLIC UTILITY VALUATION)

(VALUES IN BILLIONS)

	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>
LOS ANGELES COUNTY NET TOTAL	\$245.219	\$266.543	\$298.703	\$330.228	\$369.526	\$412.831	\$452.767	\$480.571	\$490.762
INCREASE IN VALUE	\$ 21.429	\$ 21.324	\$ 32.160	\$ 31.525	\$ 39.298	\$ 43.305	\$ 39.936	\$ 27.804	\$ 10.191
PERCENT CHANGE	9.0%	8.7%	12.1%	10.6%	11.9%	11.7%	9.7%	6.1%	2.1%

(1) ALL VALUES ARE EXCLUSIVE OF ALL EXEMPTIONS

**LOS ANGELES COUNTY
DISTRIBUTION OF VALUE BY PROPERTY TYPE
TOTAL COUNTY VALUATION (1)
(VALUE IN BILLIONS)**

<u>YEAR</u>	<u>TOTAL ROLL MARKET VALUE</u>	<u>SINGLE FAMILY RESIDENTIAL VALUE</u>	<u>% OF TOTAL ROLL</u>	<u>RESIDENTIAL INCOME VALUE</u>	<u>% OF TOTAL ROLL</u>	<u>COMMERCIAL INDUSTRIAL VALUE</u>	<u>% OF TOTAL ROLL</u>
1969	\$65.6	\$28.8	43.9%	\$8.4	12.8%	\$28.4	43.3%
1970	\$69.2	\$30.0	43.4%	\$9.2	13.3%	\$30.0	43.3%
1971	\$72.0	\$30.8	42.8%	\$9.6	13.3%	\$31.6	43.9%
1972	\$75.2	\$32.4	43.1%	\$10.4	13.8%	\$32.4	43.1%
1973	\$72.8	\$28.4	39.0%	\$10.8	14.8%	\$33.6	46.2%
1974	\$76.8	\$30.0	39.1%	\$11.2	14.6%	\$35.6	46.3%
1975	\$83.2	\$33.2	39.9%	\$11.2	13.5%	\$38.8	46.6%
1976	\$97.2	\$40.8	42.0%	\$15.2	15.6%	\$41.2	42.4%
1977	\$105.6	\$44.8	42.4%	\$16.4	15.5%	\$44.4	42.1%
1978	\$109.2	\$45.2	41.4%	\$16.0	14.7%	\$48.0	43.9%
1978 ADJ.(2)	\$119.2	\$52.0	43.6%	\$18.0	15.1%	\$49.2	41.3%
1979	\$134.4	\$60.4	44.9%	\$20.4	15.2%	\$53.6	39.9%
1980 (3)	\$150.0	\$71.2	47.5%	\$22.8	15.2%	\$56.0	37.3%
1981	\$170.1	\$82.0	48.2%	\$24.7	14.5%	\$63.4	37.3%
1982	\$190.3	\$90.8	47.7%	\$26.4	13.9%	\$73.1	38.4%
1983	\$203.7	\$97.2	47.7%	\$27.6	13.5%	\$78.9	38.8%
1984	\$223.8	\$105.9	47.3%	\$29.8	13.3%	\$88.1	39.4%
1985	\$245.2	\$115.7	47.2%	\$32.7	13.3%	\$96.8	39.5%
1986	\$266.6	\$125.5	47.1%	\$35.7	13.4%	\$105.4	39.5%
1987	\$298.7	\$138.8	46.5%	\$40.6	13.6%	\$119.3	39.9%
1988	\$330.2	\$153.2	46.4%	\$46.0	13.9%	\$131.0	39.7%
1989	\$369.5	\$175.1	47.4%	\$51.7	14.0%	\$142.7	38.6%
1990	\$412.8	\$200.3	48.5%	\$57.5	13.9%	\$155.0	37.6%
1991	\$452.8	\$222.2	49.1%	\$62.3	13.7%	\$168.3	37.2%
1992	\$480.5	\$237.6	49.5%	\$65.5	13.6%	\$177.4	36.9%
1993	\$490.8	\$241.7	49.3%	\$67.5	13.7%	\$181.6	37.0%

NOTES:

- (1) ALL VALUES ARE EXCLUSIVE OF ALL EXEMPTIONS. PUBLIC UTILITY ROLL NOT INCLUDED.
- (2) AFTER PROP. 13, THE ORIGINAL ROLL WAS ADJUSTED TO REFLECT CHANGES FOR 1975-78.
- (3) BUSINESS INVENTORY BECAME 100% EXEMPT.

LOS ANGELES COUNTY 1993 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1992	1993						
Agoura Hills	\$1,996,617,600	\$2,000,178,314	\$3,560,714	0.18%	7,143	14	368	7,525
Alhambra	\$3,203,979,967	\$3,286,004,476	\$82,024,509	2.56%	13,190	3,699	1,328	18,217
Arcadia	\$4,039,499,886	\$4,142,221,591	\$102,721,705	2.54%	13,542	1,067	1,004	15,613
Artesia	\$651,542,584	\$673,730,973	\$22,188,389	3.41%	3,222	261	458	3,941
Avalon	\$322,114,002	\$332,367,456	\$10,253,454	3.18%	934	258	437	1,629
Azusa	\$1,512,275,774	\$1,569,784,581	\$57,508,807	3.80%	7,028	760	1,087	8,875
Baldwin Park	\$1,745,421,688	\$1,841,017,241	\$95,595,553	5.48%	12,456	901	1,115	14,472
Bell	\$706,121,783	\$763,403,435	\$57,281,652	8.11%	2,189	1,560	529	4,278
Bell Gardens	\$701,690,043	\$740,936,104	\$39,246,061	5.59%	1,273	2,056	679	4,008
Bellflower	\$1,976,385,505	\$2,071,645,976	\$95,260,471	4.82%	9,587	1,877	1,422	12,886
Beverly Hills	\$9,475,991,482	\$9,455,172,354	(\$20,819,128)	-0.22%	7,499	1,191	910	9,600
Bradbury	\$137,897,897	\$145,800,500	\$7,902,603	5.73%	381	6	16	403
Burbank	\$7,918,140,101	\$8,165,332,015	\$247,191,914	3.12%	21,004	553	5,933	27,490
Calabasas	\$2,526,100,221	\$2,558,749,103	\$32,648,882	1.29%	7,286	10	196	7,492
Carson	\$6,452,538,183	\$6,827,564,796	\$375,026,613	5.81%	19,558	611	2,665	22,834
Cerritos	\$3,516,946,569	\$3,609,337,891	\$92,391,322	2.63%	15,038	24	578	15,640
Claremont	\$1,598,524,583	\$1,609,254,096	\$10,729,513	0.67%	8,675	300	498	9,473
Commerce	\$2,353,515,545	\$2,405,686,204	\$52,170,659	2.22%	1,623	502	1,423	3,548
Compton	\$2,196,925,891	\$2,291,541,310	\$94,615,419	4.31%	15,324	2,109	2,269	19,702
Covina	\$2,051,049,211	\$2,085,274,385	\$34,225,174	1.67%	10,233	643	1,222	12,098
Cudahy	\$339,469,728	\$356,331,204	\$16,861,476	4.97%	677	785	240	1,702

LOS ANGELES COUNTY 1993 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1992	1993						
Culver City	\$3,496,972,668	\$3,497,840,214	\$867,546	0.02%	10,140	1,474	1,628	13,242
Diamond Bar	\$3,510,903,368	\$3,561,042,827	\$50,139,459	1.43%	16,959	23	551	17,533
Downey	\$4,099,481,807	\$4,244,914,002	\$145,432,195	3.55%	19,539	2,028	1,314	22,881
Duarte	\$860,826,673	\$884,646,043	\$23,819,370	2.77%	5,466	82	331	5,879
El Monte	\$2,922,503,362	\$3,324,266,167	\$401,762,805	13.75%	11,973	2,954	2,034	16,961
El Segundo	\$5,625,237,000	\$5,718,200,083	\$92,963,083	1.65%	3,161	792	848	4,801
Gardena	\$2,489,326,570	\$2,550,795,367	\$61,468,797	2.47%	9,421	1,764	1,768	12,953
Glendale	\$10,793,263,248	\$10,939,068,423	\$145,805,175	1.35%	32,876	6,018	3,659	42,553
Glendora	\$2,266,244,412	\$2,369,866,267	\$103,621,855	4.57%	13,581	476	1,108	15,165
Hawaiian Gardens	\$335,404,702	\$348,691,952	\$13,287,250	3.96%	1,771	467	257	2,495
Hawthorne	\$3,235,235,880	\$3,287,828,021	\$52,592,141	1.63%	7,202	3,035	1,426	11,663
Hermosa Beach	\$1,609,322,563	\$1,641,323,205	\$32,000,642	1.99%	4,391	1,651	516	6,558
Hidden Hills	\$432,943,276	\$427,296,343	(\$5,646,933)	-1.30%	689	0	10	699
Huntington Park	\$1,299,559,555	\$1,358,074,318	\$58,514,763	4.50%	3,694	2,367	1,271	7,332
Industry	\$3,208,669,331	\$3,289,853,320	\$81,183,989	2.53%	32	3	1,384	1,419
Inglewood	\$3,471,513,032	\$3,611,619,893	\$140,106,861	4.04%	13,903	4,596	1,956	20,455
Irwindale	\$1,006,537,474	\$1,002,207,624	(\$4,329,850)	-0.43%	242	31	559	832
La Canada Flintridge	\$1,890,140,079	\$1,965,299,093	\$75,159,014	3.98%	7,334	81	322	7,737
La Habra Heights	\$520,594,274	\$530,793,487	\$10,199,213	1.96%	2,110	29	66	2,205
La Mirada	\$2,300,327,979	\$2,395,301,599	\$94,973,620	4.13%	12,893	70	475	13,438
La Puente	\$850,402,836	\$871,821,532	\$21,418,696	2.52%	6,866	223	413	7,502

LOS ANGELES COUNTY 1993 ASSESSED VALUES

CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1992	1993						
La Verne	\$1,478,482,788	\$1,531,022,696	\$52,539,908	3.55%	7,683	356	1,003	9,042
Lakewood	\$3,143,124,029	\$3,282,290,892	\$139,166,863	4.43%	22,757	676	420	23,853
Lancaster	\$4,683,307,058	\$4,721,548,402	\$38,241,344	0.82%	34,305	1,083	7,475	42,863
Lawndale	\$1,029,683,380	\$1,008,475,506	(\$21,207,874)	-2.06%	2,957	2,197	539	5,693
Lomita	\$870,595,381	\$883,377,867	\$12,782,486	1.47%	3,763	803	532	5,098
Long Beach	\$21,452,590,431	\$21,758,457,223	\$305,866,792	1.43%	75,316	17,443	12,028	104,787
Los Angeles	\$192,436,754,463	\$195,368,662,498	\$2,931,908,035	1.52%	572,365	107,271	67,672	747,308
Lynwood	\$1,204,168,352	\$1,270,122,062	\$65,953,710	5.48%	7,244	1,787	1,065	10,096
Malibu	\$3,302,554,097	\$3,414,537,866	\$111,983,769	3.39%	5,979	230	400	6,609
Manhattan Beach	\$4,009,108,390	\$4,097,528,151	\$88,419,761	2.21%	10,322	1,761	513	12,596
Maywood	\$421,330,916	\$442,040,062	\$20,709,146	4.92%	1,665	1,293	427	3,385
Monrovia	\$1,749,738,240	\$1,807,699,626	\$57,961,386	3.31%	7,168	1,671	1,049	9,888
Montebello	\$2,278,250,788	\$2,365,543,936	\$87,293,148	3.83%	9,823	1,593	1,256	12,672
Monterey Park	\$2,720,981,140	\$2,816,572,266	\$95,591,126	3.51%	12,758	1,534	1,039	15,331
Norwalk	\$2,686,754,169	\$2,792,477,114	\$105,722,945	3.93%	21,372	510	1,224	23,106
Palmdale	\$4,667,076,894	\$4,792,383,884	\$125,306,990	2.68%	31,266	417	4,795	36,478
Palos Verdes Estates	\$2,061,813,428	\$2,113,638,528	\$51,825,100	2.51%	5,137	29	67	5,233
Paramount	\$1,557,450,642	\$1,621,279,420	\$63,828,778	4.10%	5,797	1,483	1,520	8,800
Pasadena	\$8,907,214,595	\$8,878,130,239	(\$29,084,356)	-0.33%	28,516	4,221	3,201	35,938
Pico Rivera	\$2,123,281,474	\$2,202,193,526	\$78,912,052	3.72%	12,648	448	1,039	14,135
Pomona	\$4,542,901,730	\$4,651,590,456	\$108,688,726	2.39%	25,059	2,295	3,309	30,663

LOS ANGELES COUNTY 1993 ASSESSED VALUES

CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1992	1993						
Rancho Palos Verdes	\$4,124,528,433	\$4,155,401,989	\$30,873,556	0.75%	15,146	39	157	15,342
Redondo Beach	\$5,205,326,140	\$5,265,676,329	\$60,350,189	1.16%	15,758	2,605	943	19,306
Rolling Hills	\$507,186,161	\$508,272,635	\$1,086,474	0.21%	752	1	6	759
Rolling Hills Estates	\$1,105,388,423	\$1,109,302,155	\$3,913,732	0.35%	2,937	1	225	3,163
Rosemead	\$1,613,165,022	\$1,689,863,967	\$76,698,945	4.75%	7,560	2,069	865	10,494
San Dimas	\$1,979,994,304	\$2,040,614,129	\$60,619,825	3.06%	9,043	267	898	10,208
San Fernando	\$721,949,201	\$733,948,583	\$11,999,382	1.66%	3,835	519	724	5,078
San Gabriel	\$1,528,953,545	\$1,600,916,718	\$71,963,173	4.71%	7,027	1,081	962	9,070
San Marino	\$1,687,476,544	\$1,714,785,433	\$27,308,889	1.62%	4,552	1	178	4,731
Santa Clarita	\$7,513,287,460	\$7,709,916,828	\$196,629,368	2.62%	36,771	431	2,857	40,059
Santa Fe Springs	\$3,031,694,976	\$3,033,242,363	\$1,547,387	0.05%	3,365	52	2,221	5,638
Santa Monica	\$9,303,622,010	\$9,545,406,760	\$241,784,750	2.60%	14,539	4,406	2,385	21,330
Sierra Madre	\$622,267,992	\$638,980,008	\$16,712,016	2.69%	3,516	364	204	4,084
Signal Hill	\$873,004,676	\$962,299,734	\$89,295,058	10.23%	2,243	629	1,376	4,248
South El Monte	\$845,921,567	\$876,733,779	\$30,812,212	3.64%	2,392	451	1,554	4,397
South Gate	\$2,329,247,628	\$2,434,780,214	\$105,532,586	4.53%	10,820	3,292	1,796	15,908
South Pasadena	\$1,375,867,184	\$1,410,109,920	\$34,242,736	2.49%	5,480	993	346	6,819
Temple City	\$1,312,516,353	\$1,368,273,433	\$55,757,080	4.25%	8,274	961	482	9,717
Torrance	\$11,770,412,696	\$12,105,217,770	\$334,805,074	2.84%	33,203	2,076	2,785	38,064
Vernon	\$2,271,156,259	\$2,308,535,213	\$37,378,954	1.65%	3	1	1,404	1,408
Walnut	\$1,937,209,479	\$1,963,528,347	\$26,318,868	1.36%	8,501	13	233	8,747

LOS ANGELES COUNTY 1993 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS (1)

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF PERCENT CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1992	1993						
West Covina	\$3,901,515,909	\$4,044,755,619	\$143,239,710	3.67%	23,786	491	823	25,100
West Hollywood	\$3,087,989,660	\$3,152,042,957	\$64,053,297	2.07%	6,082	2,140	961	9,183
West Lake Village	\$1,257,785,333	\$1,275,280,427	\$17,495,094	1.39%	3,027	164	206	3,397
Whittier	\$3,432,156,372	\$3,556,239,224	\$124,082,852	3.62%	18,218	2,112	1,531	21,861
 Total Incorp. Areas	 \$452,314,944,044	 \$461,775,780,539	 \$9,460,836,495	 2.09%	 1,512,835	 221,611	 182,968	 1,917,414
Unincorporated Areas	\$36,117,700,704	\$37,188,422,411	\$1,070,721,707	2.96%	253,681	23,287	46,778	323,746
TOTAL L.A. COUNTY	\$488,432,644,748	\$498,964,202,950	\$10,531,558,202	2.16%	1,766,516	244,898	229,746	2,241,160

(1) THE ASSESSED VALUES DO NOT INCLUDE STATE BOARD OF EQUALIZATION VALUED PROPERTIES (PRIMARILY PUBLIC UTILITIES), OR EXEMPT PROPERTIES (SUCH AS CHURCHES, HOSPITALS AND SCHOOLS), FOR WHICH THERE IS NO STATE REIMBURSEMENT. THEY DO INCLUDE THE HOMEOWNER EXEMPTION WHICH IS REIMBURSED BY THE STATE.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Baldwin Park	5.48%	There are two factors which have contributed to the increase. First, an increase in the typical transfer activity relating to higher value industrial type properties. Second, the demand for modest housing continues to increase the single family residence purchases in this affordable community.
Bell	8.11%	Because of its affordability and proximity to an adjacent job market (heavily industrial cities of Commerce and Vernon), the sales prices of single family residences have shown a slight increase. Typically, sales prices of modest 1940's and older homes appear in the low to mid \$100,000's.
Bellflower	4.82%	A stable community which has retained its affordability even though sales prices have increased.
Bell Gardens	5.5%	This city appears to mirror the same influences and factors that have contributed to the increase in the cities of Bell and Bellflower. An added factor is the increased sales activity in some new single family tracts and condominiums, particularly along the Long Beach (710) Freeway.
Beverly Hills	-.22%	Several factors seem to be responsible for the decrease in percentage in this city of higher-priced properties. The minimal activity in the sales of luxury homes coupled with Proposition 8 reductions in value have lowered roll values substantially. The commercial market, especially hotels and office buildings, has experienced a sudden downturn in sales and new construction.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Bradbury	5.73%	Although at a slower pace than past years, this exclusive community of 99% single family homes continues to experience luxury home construction.
Carson	5.81%	Several new single family tracts in the \$300,000 + range have been completed thus adding to an already active residential transfer market. Various large commercial structures, e.g. IKEA, have added to the increase, as well as a new industrial area being constructed along Main Street.
Cudahy	4.97%	For basically the same reasons as the cities of Bell, Bellflower, Bell Gardens and Maywood, this city reflects a percentage increase demonstrating affordability and job market proximity.
El Monte	13.75%	Affordability is the key to the very active single family transfer activity and new construction which have increased this city's percentage from last year's. Substantial investments in commercial and industrial business personal property alone represents 74% of this year's net change.
Glendora	4.57%	Construction of new luxury homes in the exclusive foothill area, and the demolition of older homes and replacement with large custom homes scattered throughout the city have accounted for this increase.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

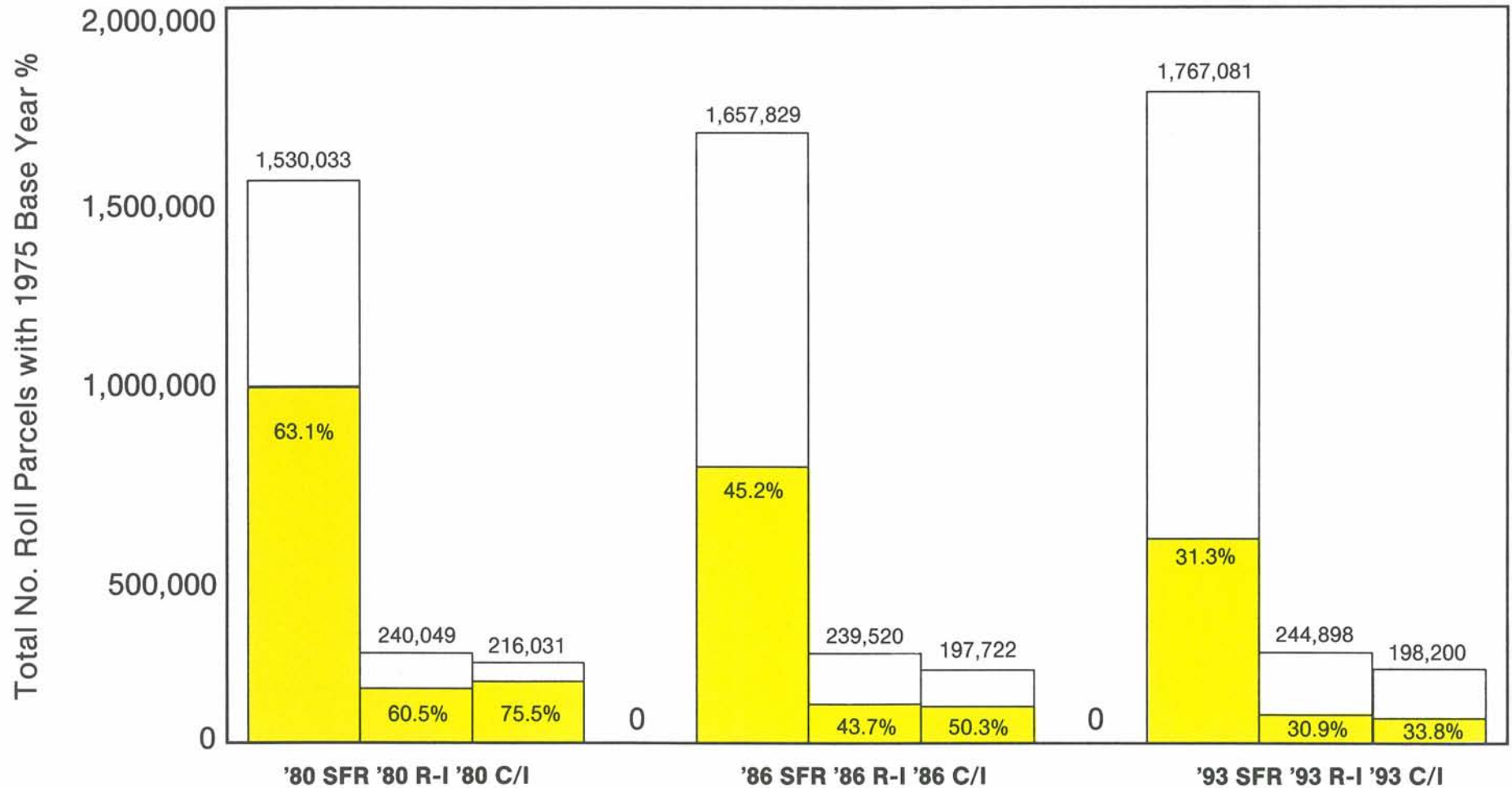
<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Hidden Hills	-1.30%	This private gated community of 689 estate-type properties has experienced as much as a 30% drop in resales from the previous high years of 1989 and 1990. The Proposition 8 value reductions resulted in a 27% loss in value for 1993. The transfer activity included many foreclosures and properties which sold for less than the existing roll value.
Huntington Park	4.50%	Affordable housing has shown a slight sales price increase over the last year. There is sustained new construction activity of additions and remodeling of existing single family homes.
Irwindale	-.43%	Last year's decline in personal property and fixtures persists.
Lawndale	-2.06%	This city has been hard hit by the decline of the aerospace industry. Lawndale has had very little new construction during the past year resulting in minimal growth. The falling real estate values in this area because of the soft resale market and the Proposition 8 reductions have all combined to make up this negative percentage. Also influencing this decline is a significant drop in values reflected on the personal property roll.
Lynwood	5.48%	Affordable housing availability is the reason for the slight increase in sales prices of single family homes in this community. Sales of modest 1940's and older residences remain in the low to mid \$100,000's range.
Maywood	4.92%	Post World War II housing tracts have maintained their affordability for blue collar workers. Volume of transfers for residences is down somewhat from last year, but sales prices have increased.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Pasadena	-.33%	Proposition 8 value reductions throughout the entire real estate spectrum have caused the bulk of the decline.
Rosemead	4.75%	Higher than average single family transfers and continued new construction.
San Gabriel	4.71%	As with neighboring Rosemead, single family transfers are very active and residential income new construction is up.
Signal Hill	10.23%	A new Kaufman & Broad tract of luxury homes in the \$300,000 to \$400,000 range was recently completed. Scattered condominium new construction is still evident. The newly opened auto mall and new commercial/industrial structures (Home Base, etc.) have also added to the increase.

1975 BASE YEAR ROLL PARCELS

Single Family (SFR), Residential Income (R-I),
Commercial Industrial (C/I)



Assessment Roll Year

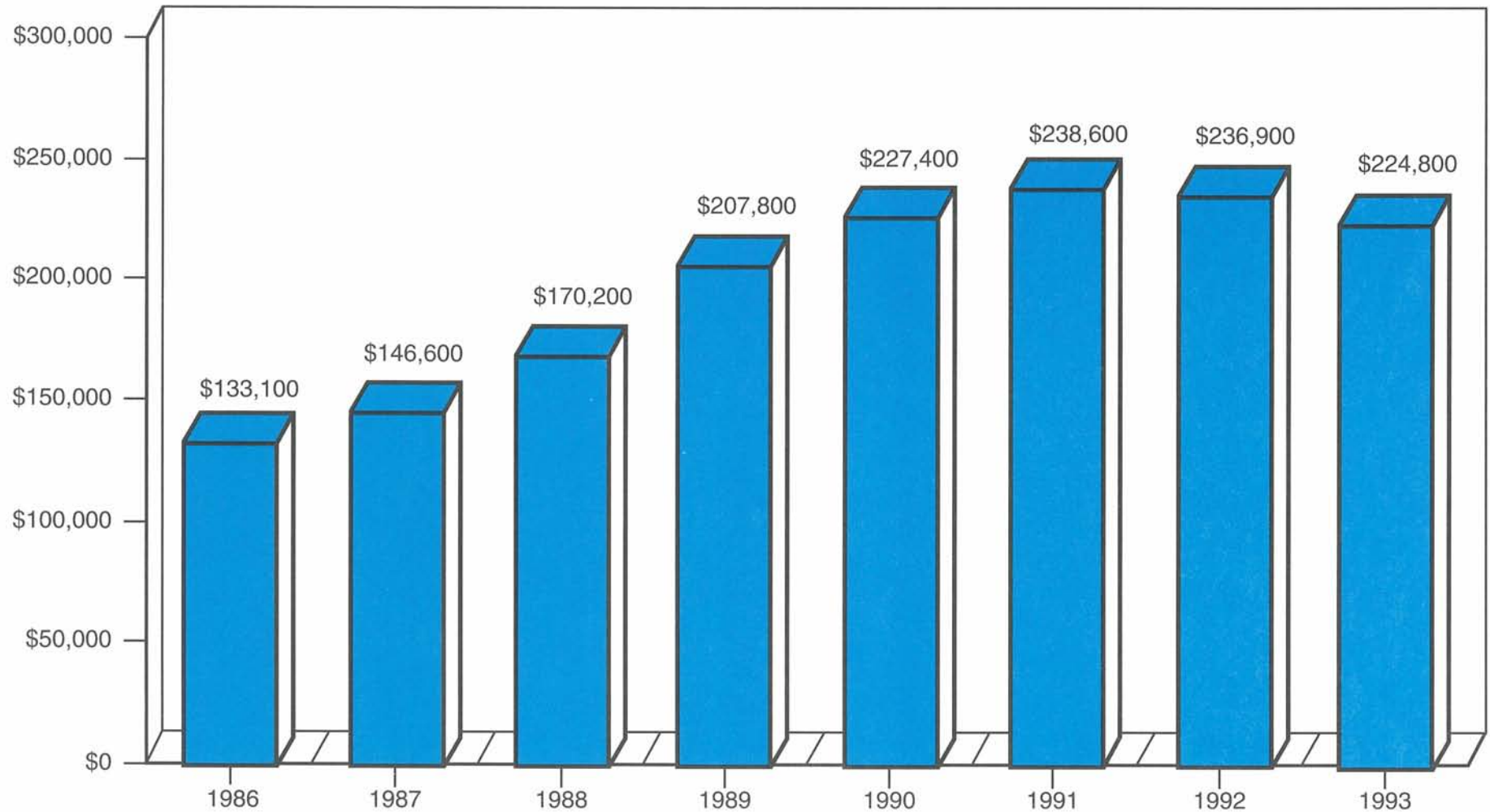
□ Base Year 1975

□ > 1975

AVERAGE SINGLE FAMILY RESIDENTIAL SALES PRICE

IN LOS ANGELES COUNTY

SALES PRICE



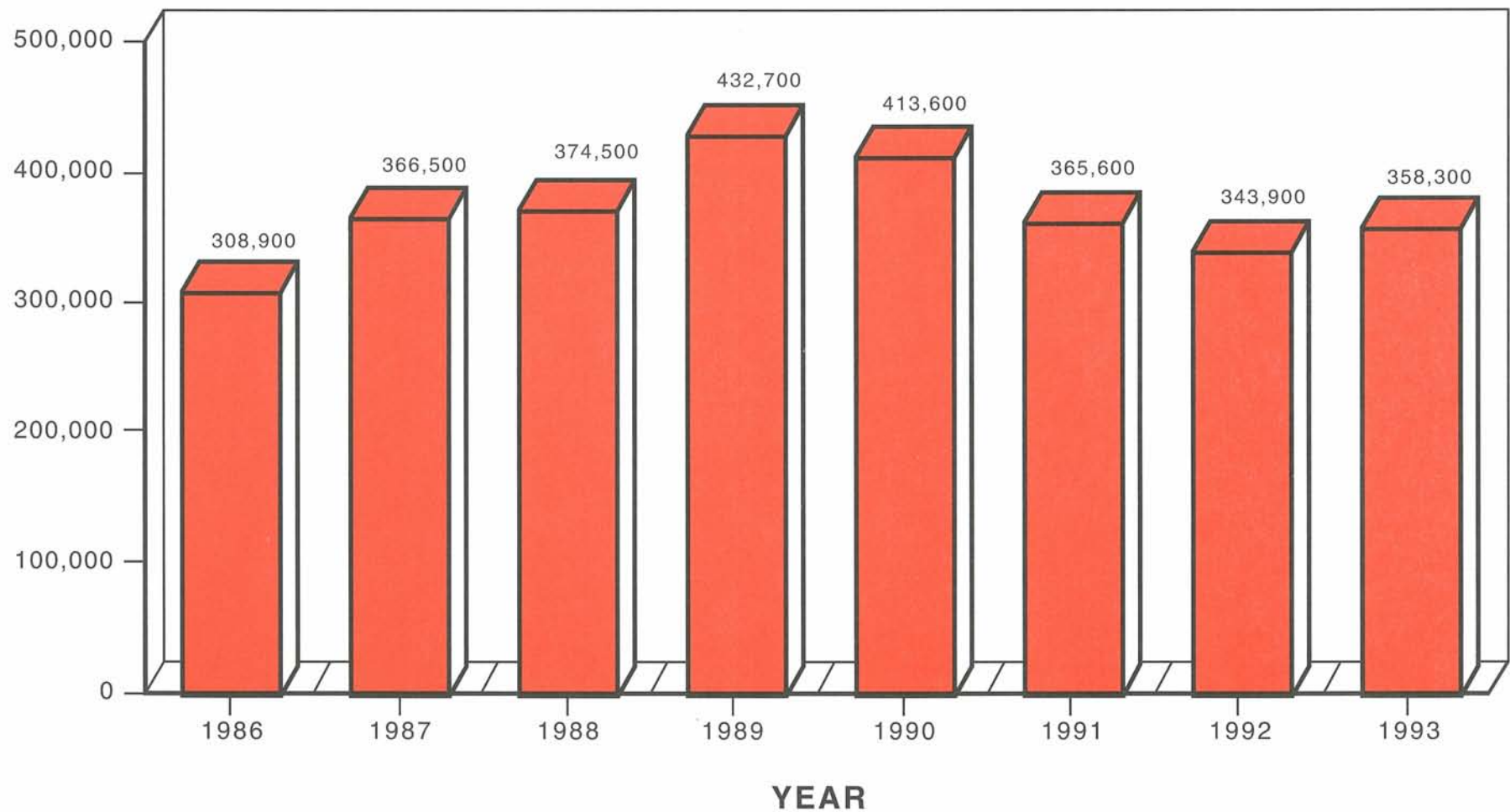
YEAR

EACH YEAR REPRESENTS THE LIEN DATE
TRANSFER PERIOD OF MARCH THRU FEBRUARY

TOTAL NUMBER OF PROPERTY TRANSFERS

IN LOS ANGELES COUNTY

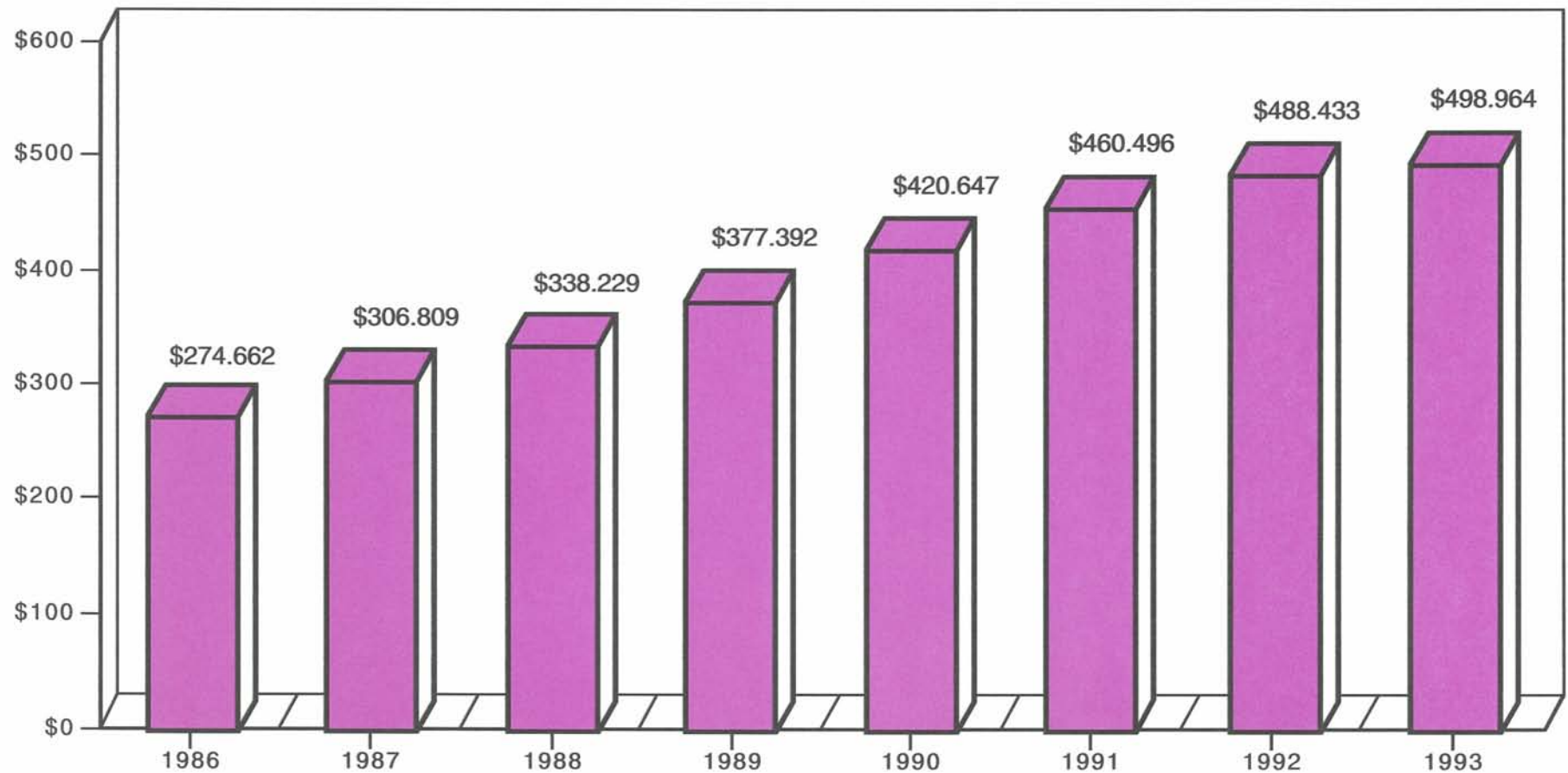
TOTAL TRANSFERS



TRANSFER VOLUME REPRESENTS THE LIEN
DATE PERIOD OF MARCH THRU FEBRUARY

LOS ANGELES COUNTY
GRAND TOTAL LOCAL ROLL
(VALUES IN BILLIONS)

VALUE



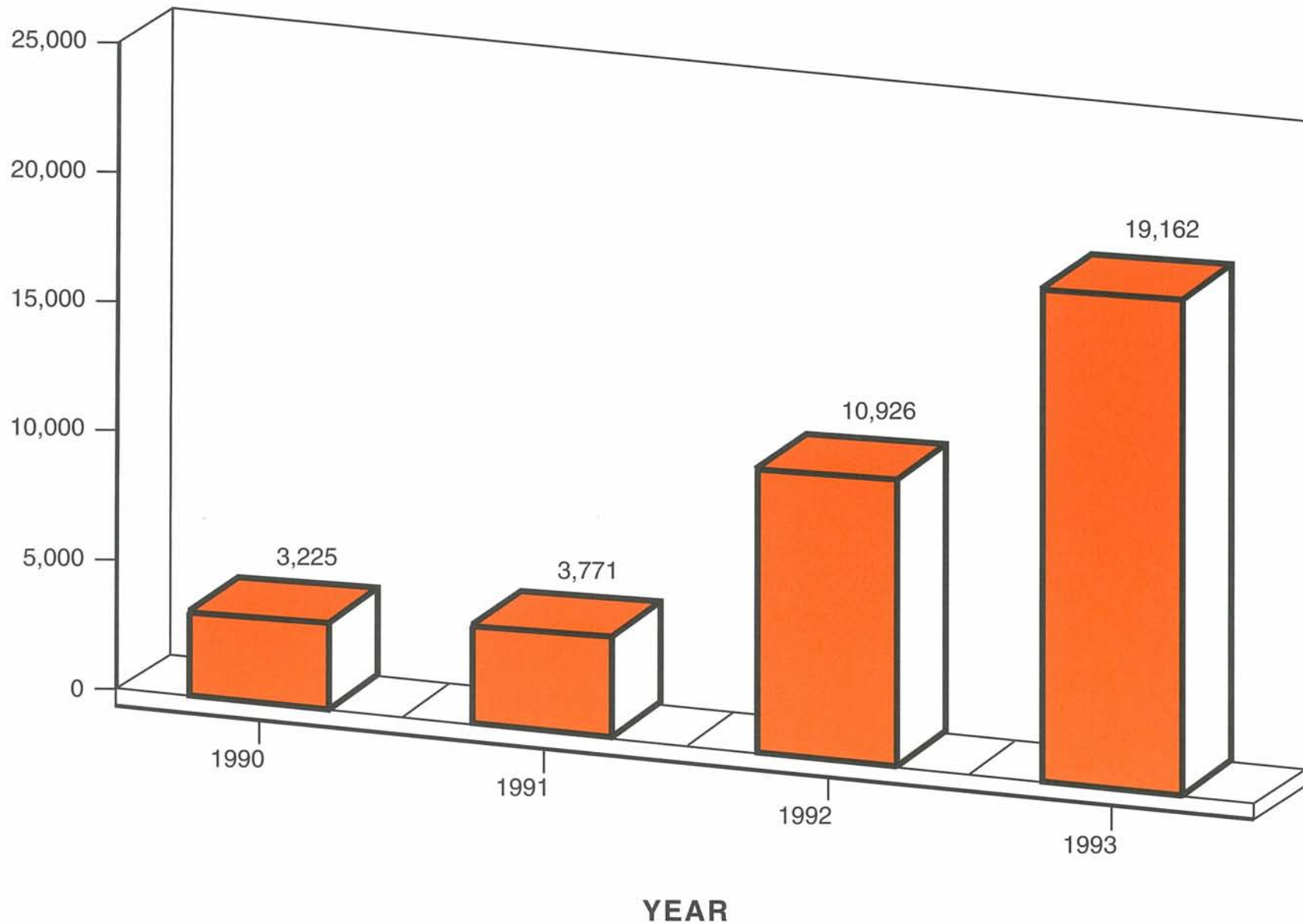
YEAR

LOCAL ROLL EXCLUDES REAL ESTATE EXEMPTIONS

FORECLOSURES

IN LOS ANGELES COUNTY

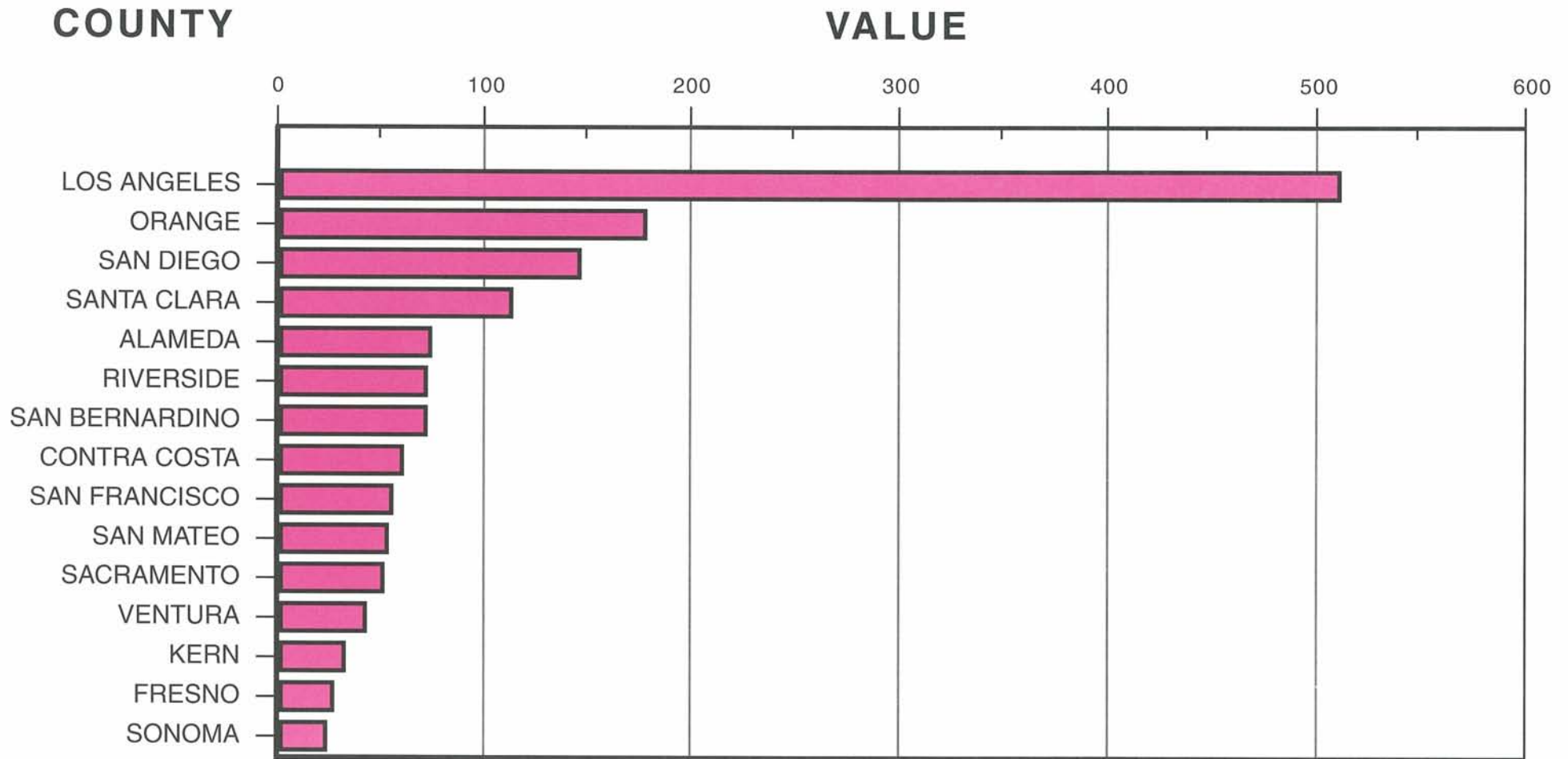
FILINGS PER YEAR



TOP 15 COUNTIES

GROSS TOTAL ASSESSED VALUATION

FISCAL YEAR 1992-93



DATA PROVIDED BY THE STATE BOARD OF EQUALIZATION
TOTALS INCLUDE PUBLIC UTILITY ASSESSMENTS
VALUE IN BILLIONS